



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

March 13, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice Chair
Esther L. Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Josh Huntington, AICP, Senior Regional Planning Assistant
Land Divisions Section

SUBJECT: TENTATIVE TRACT MAP NO. 064246-(1)
AGENDA ITEM NO. 9; March 26, 2008

PROJECT BACKGROUND

Tentative Tract Map No. 064246 ("TR 064246") is a subdivision proposal for development of five single-family lots, including three flag lots, on 0.88 gross acres, located at 227 S. Orange Blossom Avenue in Avocado Heights. The property is located within the Puente Zoned District and the Avocado Heights Community Standards District ("CSD").

DECEMBER 5, 2007 PUBLIC HEARING

After opening the public hearing on December 5, 2007 and taking public testimony from the applicant and one neighbor speaking in favor of the proposal, the public hearing was continued to March 5, 2008 to allow the applicant time to provide exhibits that address the proposed project's compliance with CSD requirements, setbacks requirements, and how the proposed project will address an existing storm drain easement. Additionally, the applicant was asked to meet with the Workman Mill Association regarding the concerns expressed in their letter dated October 5, 2007.

MARCH 5, 2008 PUBLIC HEARING

After taking public testimony from the applicant and three proponents, the Commission indicated their intent to deny the project based on density and the intent of the CSD. The public hearing was continued to March 26, 2008 to allow staff time to prepare draft findings for denial.

Suggested Motion: I move that the Regional Planning Commission close the public hearing and deny Tentative Tract Map No. 064246.

SMT:JSH
3/13/08

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR TENTATIVE TRACT MAP NO. 064246**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Vesting Tentative Parcel Map No. 064246 on December 5, 2007 and March 5, 2008. This matter was referred to the Commission by a Hearing Officer on October 16, 2007.
2. The applicant, Claire Cappadona, requests to create five (5) single-family lots, including three (3) flag lots on 0.88 gross acres.
3. The subject property is located at 227 S. Orange Blossom Avenue in the unincorporated community of Avocado Heights within the Avocado Heights Community Standards District ("CSD") and the Puente Zoned District.
4. The subject property is approximately 0.88 gross acres and 0.60 net acres in size. It has a rectangular shape with level topography. The subject property currently contains a single family house that is to be removed.
5. Two single family lots will take direct access from South Orange Blossom Avenue. The other three lots are flag lots and will take access via a shared 30 foot-wide private driveway and fire lane.
6. The project site is zoned A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area).
7. The areas to the north, south, east, and west of the subject property are also zoned A-1-6,000.
8. The subject property currently contains a single family house (which is to be removed). The property is surrounded by single family residential development to the north, south, east, and west. Approximately 700 feet northeast of the subject property, there is a strip of commercial and industrial uses along Valley Boulevard.
9. The project design complies with the standards of the A-1-6,000 zoning classification. Single-family houses are permitted in the A-1-6,000 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code").
10. The subject property is located within Category 1 (Low Density Residential) of the Los Angeles Countywide General Plan ("General Plan"). This category allows for a maximum density of six (6) dwelling units per gross acre or 5.3 dwelling units on site. This project proposes a density of 5.68 dwelling units per gross acre and 5

dwelling units. Therefore, this project is consistent with the density permitted by the General Plan.

11. The proposed tentative tract map proposes to create five (5) single-family residential lots on the 0.88-acre subject property. The five (5) lots range in size from 6,082 net square feet to 7,984 net square feet.
12. Staff has received fifteen (15) letters from nearby residents in opposition to this request. The letters expressed concerns regarding development of these residential lots. The residents indicated to the Commission that the proposed project did not meet the intent of the CSD. Staff has also received a petition containing the signatures of thirty (30) neighbors who support the project. The petition stated that the project is good for the community.
13. This case had initially been scheduled for a hearing by a Hearing Officer on October 16, 2007. It was referred to the Regional Planning Commission on that date.
14. At the December 5, 2007 Regional Planning Commission public hearing, the Commission heard a staff presentation and oral testimony from the project representative regarding the proposed development.
15. During the December 5, 2007 public hearing, one (1) proponent testified in support of the project. He stated that the proposed project would be good for the neighborhood.
16. During the December 5, 2007 public hearing, the Commission expressed its concern with the proposed project's compliance with the requirements of the CSD and the ability of the project's proposed houses to meet the setback requirements. The Commission wondered how the houses could be located to avoid an existing 16-foot wide storm drain easement. The Commission also asked the applicant to discuss the proposed project with the Workman Mill Association. The Commission then continued the public hearing to March 5, 2008 to allow the applicant time to submit exhibits showing how the proposed project would address the concerns the Commission had outlined.
17. At the March 5, 2008 public hearing, the Commission heard a report by staff, followed by the presentations by the owner and by the owner's representative.
18. During the March 5, 2008 public hearing, the owner and her representative stated that area around the project site is no longer rural and that the five (5) proposed Spanish style homes would bring value to the neighborhood.
19. During the March 5, 2008 public hearing, three (3) proponents testified in support of the project. They stated that there were few horses and livestock left in the area and

that the proposed project would be a good fit for the neighborhood.

20. At the March 5, 2008 public hearing, the Commission discussed the purpose of the CSD and stated that the CSD was created to maintain the context of the community and support the nearby Equestrian District. The project with flag lots increases the density within the CSD and places pressure on the Equestrian District. The Commission indicated their inability to support this project due to density.
21. On March 5, 2008 the Commission continued the public hearing to March 26, 2008, indicated their intent to deny the project, and directed staff to prepare findings for denial.
22. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Tract Map No. 064246 is **DENIED**.